

Fact Sheet  
OCTOBER  
2001

# Courtesy Chevrolet / Santana Row Project Site

3030 Stevens Creek Boulevard, San Jose



## STATE ANNOUNCES PUBLIC COMMENT ON SITE CLEANUP

*It is DTSC's  
mission to protect  
public health  
and the  
environment  
from  
harmful exposure  
to hazardous  
substances.*

### INTRODUCTION

The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) is distributing this fact sheet to familiarize the community with the proposed soil cleanup plan for the Courtesy Chevrolet / Santana Row (CC Site) project located at 3030 Stevens Creek Blvd., in San Jose.

This cleanup plan, called the draft Amendment Removal Action Workplan (ARAW), has been reviewed by DTSC to ensure that appropriate state and federal regulations are followed. The ARAW describes a proposed amendment to existing Removal Action Workplan for the Town and Country Village Shopping Center (now Santana Row) located at 2980 Stevens Creek Blvd., and 360 Winchester Blvd., in San Jose. The purpose of the amendment is to include the CC site into the existing RAW and therefore to clean it to the same standards already approved and implemented at the former Town and Country Village site. DTSC has also prepared a proposed Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

\* Words in **Bold** are defined in the glossary.

### PUBLIC PARTICIPATION

#### Public Comment Period

DTSC invites the public to comment during a 30-day public comment period from October 24, 2001 through November 22, 2001 on the draft Amendment to Removal Action Workplan, dated August 20, 2001 and on the proposed Negative Declaration.

DTSC encourages all interested parties to comment or ask questions. All comments received will be considered and a Responsiveness Summary will be prepared before the ARAW is approved.

Mail written comments by **November 22, 2001 to:** Ted Park,  
Hazardous Substances Engineer,  
Department of Toxic Substances Control;  
700 Heinz Ave., Suite 200  
Berkeley, CA 94710  
(510) 540-3805

The draft ARAW, proposed Negative Declaration and other related documents are available for public review in the information repositories listed on the back page.

DTSC may hold a public meeting if there is significant public interest.

State of California



California  
Environmental  
Protection Agency



The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demands and cut your energy costs, see our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).

## SITE BACKGROUND

The Courtesy Chevrolet site at 3030 Stevens Creek Boulevard consists of an approximate 5-acre parcel located at the southeast corner of the intersection of Stevens Creek and Winchester Boulevards in west-central San Jose. The property is currently owned by Federal Realty Investment Trust. The site has been developed and operated as an automobile dealership since 1958. Prior to 1958, the land was used for orchards and other agricultural purposes. The areas surrounding the site, including the former Town and Country Village Shopping Center, share a similar development history.

Plans are for the Courtesy Chevrolet site to be redeveloped as commercial as part of the new Santana Row development at the former Town and Country Village Shopping Center site.

## PREVIOUS INVESTIGATIONS

Previous investigations at the site indicate that the site was formerly developed with orchards and used for general agriculture; consistent with historic land use at the former Town and Country Village (Santana Row) site. Based on chemical testing performed at the Town and Country Village site and adjacent areas, it is anticipated that soils in the upper 3 feet at the Courtesy Chevrolet site will contain elevated levels of **DDT-related compounds, lead and arsenic**, which were formerly used as pesticides in this area.

## PROPOSED AMENDMENT TO RAW

The Courtesy Chevrolet site will now be redeveloped in conjunction with the new Santana Row project at the former Town and Country Village Shopping Center. The existing automobile dealership buildings will be demolished and replaced with new

commercial development. During the demolition work samples will be taken at the Courtesy Chevrolet site to confirm that the contamination is the same as what was found at the adjacent Town and Country Village Shopping Center site. As such, it is proposed that the existing *Final Removal Action Work Plan, Town and Country Village Shopping Center / Winchester Parcel, 2980 Stevens Creek Blvd. and 360 Winchester Boulevard, San Jose, California* dated November 10, 1999 be amended to include the Courtesy Chevrolet Site at 3030 Stevens Creek Boulevard.

## CLEANUP GOALS

The overall cleanup goal for the site is to prevent human or environmental exposure to elevated levels of pesticides (consisting of arsenic, lead, and DDT-compounds) in surface soil. The **Risk Assessment** prepared for the Town and Country Village site RAW determined the residential and commercial cleanup levels appropriate for the planned (Santana Row) redevelopment of this area.

## CLEANUP ALTERNATIVES

The cleanup alternatives considered in the original RAW were based on development of the Town and Country Village Shopping Center site with both unrestricted residential land use areas and mixed commercial/residential land use areas. In the original RAW, these alternatives were evaluated based on effectiveness, implementability and cost.

The three remedial alternatives evaluated in the RAW were:

**Alternative 1: No Action**

**Alternative 2: Excavation, Consolidation, Capping and Off-Site Disposal**

**Alternative 3: Excavation and Off-Site Disposal**

**RECOMMENDED ALTERNATIVE**

After evaluation of the three alternatives, the RAW recommended implementation of Alternative 2. Alternative 2 consists of excavating, consolidating, capping and off-site disposal of contaminated soils.

The areas, which will be developed with freestanding residential units, would be excavated to achieve residential cleanup standards. Any soils above commercial cleanup levels would be taken off-site and properly disposed of. Soils with contaminants above residential levels but below commercial levels would be consolidated and used as fill in the mixed use commercial development (placed under pavement, buildings and other structures.

This alternative protects human health and the environment. **Therefore, Alternative 2 is the also the recommended remedial alternative for the ARAW for the Courtesy Chevrolet/Santana Row Project Site.**

**GLOSSARY OF TERMS**

Arsenic – A metal that is naturally occurring, but is also found in the environment due to man made sources. Arsenic can be toxic by ingestion, or by inhalation of arsenic-contaminated dust.

Lead – A metal that is naturally occurring, but is also found in the environment due to man made sources. Lead can be toxic by ingestion, or by inhalation of lead-contaminated dust

DDT-Related Compounds – DDT and its related compounds DDD and DDE are pesticide compounds now banned in the United States. DDT compounds can be toxic by ingestion, inhalation, and skin contact.

Risk Assessment – An evaluation of potential human health risk based on the evaluation of chemical toxicity and potential exposure pathways for certain target populations.

DEPARTMENT OF TOXIC  
SUBSTANCES CONTROL  
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## INFORMATION REPOSITORY

The information Repositories that have been established for the site are:

~~Livermore Public Library  
1000 South Livermore Avenue  
Livermore, CA 94550  
(925) 373-5500  
Attention--Sandy Clark~~

*San Jose Main Library, Reference Section  
Dr. Martin Luther King Jr. Main Library  
180 West San Carlos, San Jose, CA 95113  
(408) 277-4815*  
PROJECT CONTACTS

## DTSC

Berkeley Office  
700 Heinz Avenue, Suite 200  
Berkeley, California 94710  
File Room: Mon. through Fri.,  
8:00 am to 5:00 pm  
By Appointment: (510) 540-3800

If you have questions or concerns regarding the site cleanup, please contact either Ted Park, DTSC Project Manager at (510) 540-3805 or Rachelle Maricq, DTSC Public Participation Coordinator at (510) 540-3910.

### Notice to Hearing Impaired Individuals

TDD users can obtain additional information by using the California State Relay Service (1-800-877-5378) to reach Rachelle Maricq at (510) 540-3910.



Public Participation Specialist  
Department of Toxic Substances Control  
700 Heinz Avenue, Suite 200  
Berkeley, CA 94710-2721

**Inside: Comments Sought on Environmental Cleanup Plan  
Courtesy Chevrolet, 3030 Stevens Creek Blvd., San Jose**